

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No.

1. Name of Property (indicate preferred name)

historic The Verner E. and Ruth Dahlin House
other 530 Anderson Avenue

2. Location

street and number 530 Anderson Avenue not for publication
city, town Rockville vicinity
county Montgomery

3. Owner of Property (give names and mailing addresses of all owners)

name Ataollah Baybordi
street and number 530 Anderson Avenue telephone
city, town Rockville state MD zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber folio
city, town Rockville tax map GR12 tax parcel tax ID number 00229355

5. Primary Location of Additional Data

☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> landscape	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> commerce/trade	_____ buildings
<input type="checkbox"/> site		<input type="checkbox"/> defense	_____ sites
<input type="checkbox"/> object		<input checked="" type="checkbox"/> domestic	_____ structures
		<input type="checkbox"/> education	_____ objects
		<input type="checkbox"/> funerary	_____ Total
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

**Number of Contributing Resources
previously listed in the Inventory**

7. Description

Inventory No.

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The subject house is located on a long narrow rectangular 9,000 square foot lot (lot 41) in block 2 of the West End Park subdivision of Rockville. The 500 block of Anderson Avenue is a quiet narrow asphalt street, without curbs, sidewalks, or paved space for street parking. Houses on the block are an eclectic chronological and architectural mix of small bungalows and generic cape cod style houses, larger two-story brick, stucco, or frame houses from the first half of the twentieth century, and one new 2002 large scale house. The subject house has an asphalt driveway and parking pad on the west side of the property and the house. A sidewalk leads from the driveway to a central walkway that connects the stoop to the street.

The subject house at 530 Anderson Avenue is a plain one story side-gabled rectangular house with a concrete-parged basement that is elevated above grade. The main story is 840 square feet of living space. The house is clad with wide clapboard-style aluminum siding, probably over the original siding as the window surround projection is reduced. It has 6/6 double hung sash windows used singly and flanked by non-operable decorative shutters. The house has no roof features other than a plain brick chimney on the rear slope.

The symmetrical south (front) facade is composed of three bays with a central entry door accessed by four wooden steps to a stoop sheltered by a flat roof supported by two corner posts. The stoop has a plain stick and rail balustrade on each side that is used as a hand railing along the steps. One large double hung 6/6 window with flanking shutters occupies each of the east and west bays. The two-bay west facade has a smaller window in the attic gable and a similar smaller window in the north (rear) bay. The south (front) bay has a larger window. The elevated basement on this facade has two rectangular lights. The one-bay east facade has a small window in the attic gable and one larger window in the front (south) bay.



The rear, or north facade, has the rear-gabled addition supported by three brick piers and a block foundation on the west half of the facade. It is clad half-way up with aluminum siding. A string of three louvered windows are in the top half of the wall. The gable is filled with siding and has a small vent at the peak. A central door allows access to the raised deck on the east half of the rear facade. One window is in the extreme eastern bay.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name 530 Anderson Avenue

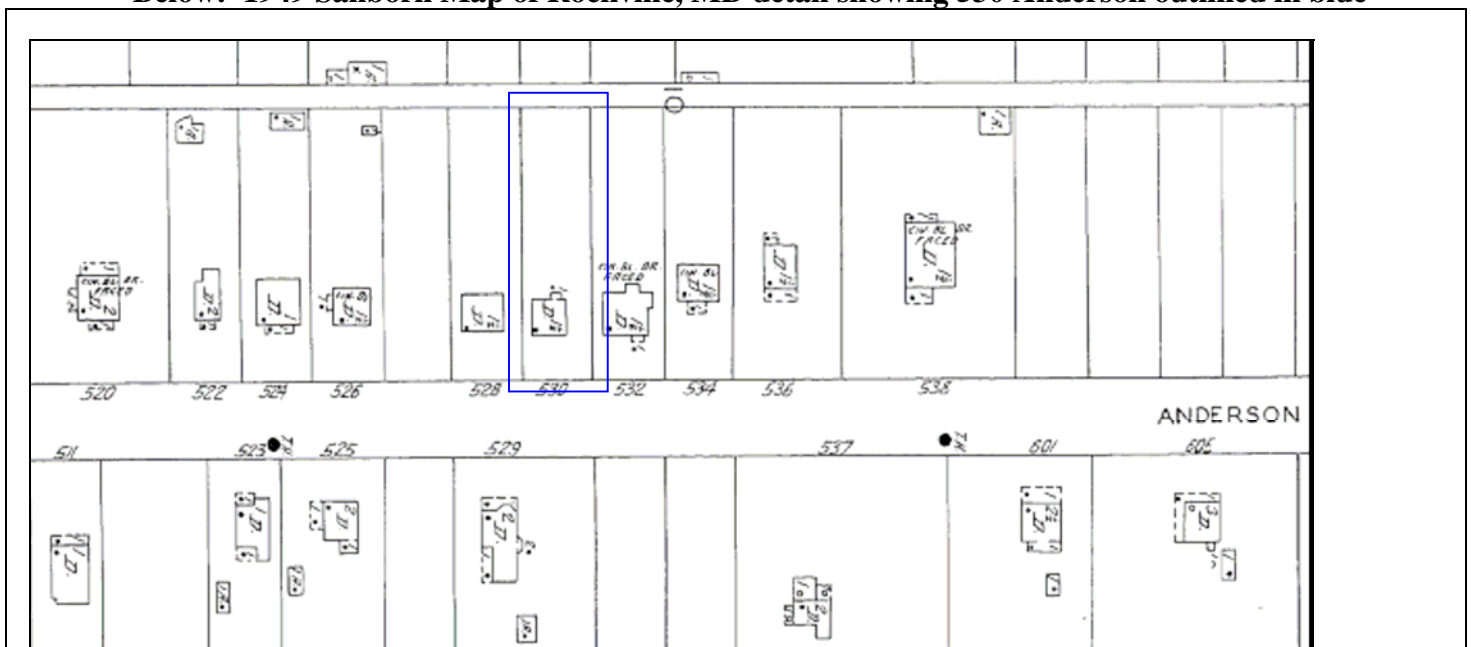
Continuation Sheet

Number 9 Page 1

Opposite the subject house is the Linthicum House, built in 1892 at #529 Anderson, which is included in the Rockville Historic Buildings catalog. Further west at #531 is a modern interpretation of a two-story front gable frame house. At 525 is a large modern house that replaced an older two-story house in 2002. To the east at #523 is a small bungalow with a classical porch roof supported by Arts and Crafts porch piers/pillars. Across the street at #526 is a stuccoed Cape Cod next to an American foursquare plan house.



Below: 1949 Sanborn Map of Rockville, MD detail showing 530 Anderson outlined in blue



Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name 530 Anderson Avenue

Continuation Sheet

Number 9 Page 2



Above: front (south) façade. Below left: east façade. Below right: window and siding detail.



8. Significance

Inventory No. _____

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Local history

Specific dates 1946

Architect/Builder

Construction dates 1946

Evaluation for:

☐ National Register

☐ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Statement of Significance

The house at 530 Anderson Avenue illustrates the pent up demand for housing that led to the expansion of Rockville in the Post World War II years. This house is built on an eclectic block that saw its first house built in 1892 and next had development in 1917 and continues to develop in 2005. The existing houses are custom built homes of various sizes and styles. It was built shortly after WWII, a period when housing construction was neglected for manufacture of war materials. At 804 square feet of floor space on the first story with an expandable attic and a full basement, this 1940s house was owned and maintained by the same family for 50 years through child rearing and retirement. It is a typical small rectangular house of its period that was build to be functional. This house at 530 Anderson is proposed for demolition so the lot can be redeveloped.

History and Support

The 500 and 600 blocks of Anderson Avenue is a mixed block in age and style and includes several undesignated historic resources that are included in the Rockville Historic Buildings Catalog. MHT surveys were conducted on 529 Anderson Avenue (The Linthicum House, Catalog No. 134), 549 Anderson (The Reed Bungalow, Catalog No. 132), and 605 Anderson (The Fisher-Winner House, Catalog No. 133.) Over the years, custom homes and some small numbers of multi-house developments were built in the west part of Rockville, but the building boom did not pick up again until after World War II.

The first large Post-WWII wave of building was east of Rockville in newly platted large subdivisions such as Twinbrook, and typically featured small unfinished but expandable frame houses, some without a basement, and most built from the same basic design. The house at 530 Anderson was built in 1940's, perhaps as early as 1946, but long after the first house was built across the street on this block at 529 Anderson in 1892 West End Park was Rockville's most ambitious suburban Nineteenth Century development. Platted by Henry Copp and Reuben Detrick, West End Park was platted in 1890 as "a multi-sectioned mixed-use plan for the

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name 530 Anderson Avenue

Continuation Sheet

Number 9 Page 1

former Julius West farm. Its grand boulevards, prominent hotel sites, and separate residential and business sections represented the epitome of the suburban ideal.¹

In the spring of 1890, real estate promoter Henry N. Copp offered 100 lots for sale in his planned suburban development called "West End Park". The Evening Star noted that the plans included a lake, hotels, broad avenues and fine residences on the 183-acre tract -- all under the direction of Professor Francis Fava as superintendent and engineer.² By the time the plat was filed with the County in 1891, a house on Lot 12, Block 7 and the West End Park Methodist Episcopal Church on Lot 28, Block 7, had been constructed.³ These structures were one block south of Copp's own house at 541 Beall Avenue.⁴

The suburban building boom peaked about 1890 when sales of West End lots began and concluded a decade later. Many lots were sold but few houses were built until later in the 20th Century. Many lots were put into receivership and sold by trustees.

The main block of the Linthicum house at 529 Anderson Avenue across the street from 530 Anderson was built in 1892. Also in 1892 the J. Frank Fisher House was built at 522 Anderson. In 1917, the bungalow at 549 Anderson Avenue was built for J. Frank Fisher's daughter, Mary Zelda Fisher, as a wedding gift at her marriage to Phillip Reed. Few other houses were built before 1940.



529 Anderson Avenue, The Linthicum House

F.P. Bouic and J.V. Peter, Attorneys and Trustees, continued to sell lots in West End Park as the opportunity arose. This lot was not developed until the 1940s.

According to the city of Rockville utility records, the earliest recorded owner was Verner Emil Dahlin, who was listed by the Maryland State Department of Assessments as selling the property in 1996. The Dahlin family owned the property for 50 years and were the original inhabitants.

According to Verner and Ruth Dahlin's son, Kenneth Dahlin⁵, his parents purchased the house in the mid 1940s. He was five or six years old at the time as he remembers going to kindergarten at Park Elementary School and was born in 1940. His parents originally came from Michigan. Verner Dahlin was born December 2, 1903 in Ironwood, Michigan. He married Ruth Elizabeth Elowson on December 24, 1931 in Ironwood. Mr. and Mrs. Dahlin had two children, Laurence Vernon and Kenneth Walter Dahlin.

¹ Eileen McGuckian, Rockville: Portrait of a City, page 71

² The Evening Star Newspaper, April 7, 1890.

³ Montgomery County Plat Book B/7, plat for Section three of "West End Park."

⁴ For more information see the Fisher-Winner House MHT Historic Sites Inventory Form # M:26/7/4 by Anne Cissel and Dwayne Jones.

⁵ Telephone interview with Kenneth Dahlin by Judy Christensen, July 2005.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name 530 Anderson Avenue

Continuation Sheet

Number 9 Page 2

Verner Dahlin was mechanically minded and adventurous. As a high school student, he made a mold for an engine, melted iron, cast it and finished the motor as a high school shop project. Another shop project was to build a woodworking lathe which he used until he was 80 years old. He was a draftsman and cartographer, working for Republic Steel and companies in New York in the mining trades before coming to Rockville. When Mr. Dahlin came to Rockville, housing was very scarce. It was just after WWII and housing production had not started its post war boom. Son Laurence Dahlin relates the story of the purchase of 530 Anderson:

“The house was completed in early 1946, and we moved in during the spring of the same year. My Father had obtained a job with the H. M. White Land Surveying and Engineering Co. located in downtown Old Rockville. His first assignment was to perform cartography work in the development stages of the Patuxent Naval Air Station. This was in the fall of 1945. While Dad was in the Rockville area, living by himself and renting a room on South Washington Street, he became active in the Rockville Laymen's organization, a collection of Rockville Churches who met once a month on Sunday evenings, usually at the old First Baptist Church on South Washington Street. Dad sang in the Laymen's choir and came to know the Pastor, at the time, of the Rockville Christian Church, Reverend Barnes.

Reverend Barnes had contracted with a Rockville builder to build the house on Anderson Avenue as a retirement home for him and his wife. In the meantime, Rev. Barnes' wife was tragically killed by a train while crossing the railroad tracks at the old B&O Station near the old Wire and Lanier Hardware Store. Rev. Barnes knew that dad was looking for a house. At the time, at the end of World War II, housing was difficult, if not impossible, to come by. Rev. Barnes offered to sell the house on Anderson Avenue to dad which was, indeed, a blessing. Mother and Dad were members of the Rockville Presbyterian Church from 1946 until their deaths in the 1990's.

While working for H. M. White, Dad was involved in the planning of Interstate 270 as a cartographer. One summer, while I was attending Richard Montgomery High School, I was hired by Mr. White to assist in putting together aerial photographs in preparation for the final layout of 270. Dad was always proud of his contributions in this regard. Dad later went to work for the Army Map Service and, later, the Beach Erosion Board, part of the Army Corps of Engineers. He retired from the latter.”⁶

Ken Dahlin recalls⁷ that when they first lived in the house, Anderson Avenue was a dirt road. It was paved in the next year. The street was sparsely populated with two vacant lots to the west and one to the east and mostly older homes, but this soon changed with the postwar building boom. He recalls the Bailey family, the Leonard Beall family who owned the Esso gasoline station in the center of town, and a few others living on the street.

His parents were happy living in Rockville. Verner Dahlin was an avid gardener who took great pride in his yard. He built the sun porch on the rear and excavated under it to extend the basement. He had a complete woodworking shop in the basement and was a model railroad fan who constructed all of his models from

⁶ Personal e-mail to Judy Christensen from L. Dahlin, July 2005.

⁷ Telephone interview with Ken Dahlin, July 2005.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M

Name 530 Anderson Avenue

Continuation Sheet

Number 9 Page 3

scratch in his shop. Ruth Dahlin worked at the Hecht Co. and then at Woodward and Lothrop after her children were older. She worked as a corset fitter and counted fitting first lady Mamie Eisenhower as one of her moments in life. Mamie and Ike were on their way to Camp David by car and stopped to shop for some necessities along the way. She was also known for her skill at crochet and knitting.

When she developed arthritis, her children encouraged the elder Dahlins to move from their Rockville house to a more suitable one-level rambler, but they loved their house and refused to move or sell until Ruth Dahlin died and Verner Dahlin moved to an assisted living residence. Mr. Dahlin died on February 24, 1998 in Rockville, having lived 95 years though an age that started when ambitious high school shop students could smelt iron as a shop project and autos were practically unknown, progressed through two world wars, and ended with high technology and space travel.

Son Laurence Dahlin left Rockville for a career with the U.S. government and Kenneth Dahlin was a music educator who kept close ties with Rockville. Ken and Ann Dahlin had three children, Robert, Emily and Bradley, that were raised here. Ken is remembered in Rockville as a band director who served at Richard Montgomery and Rockville high schools and directed many choral groups, an avocation that continues to this day. His family did not live at 530 Anderson.

The property at 530 Anderson was sold to David and Christina Zepf in 1996. The Zepfs sold to Ataollah Baybordi in November of 2004. Mr. Baybordi applied for an application to demolish the house in May of 2005.

None of the owners found on the City of Rockville utility records or on the State Tax Records are known to be significant to the City of Rockville in a leadership or political role. Nor are they known to have been leading merchants or professionals.

9. Major Bibliographical References

Inventory No. _____

City of Rockville Utility Service Record file cards through 1984, Maryland Department of Assessments and Taxation records, Montgomery County Plat records, Sanborn Fire Insurance Maps of Rockville MD for 1949; telephone interview with Kenneth Dahlin, personal email from Laurence Dahlin.

10. Geographical Data

Acreage of surveyed property 9,000 square feet per lot

Acreage of historical setting _____

Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Block 2, lot 41 West End Park.

11. Form Prepared by

name/title	Judy Christensen		
organization	City of Rockville, MD	date	May 24, 2005
street & number	111 Maryland Avenue	telephone	240-314-8232
city or town	Rockville	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600